

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

24 Viewhill Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,700,000

### Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property     | Price       | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 7 Jolie Vue Rd BALWYN NORTH 3104   | \$1,768,000 | 29/04/2024   |
| 2 | 204 Doncaster Rd BALWYN NORTH 3104 | \$1,750,000 | 01/03/2024   |
| 3 | 29 Cumberland Av BALWYN NORTH 3104 | \$1,581,000 | 04/05/2024   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/06/2024 11:25



**Property Type:** House

**Land Size:** 619 sqm approx

**Agent Comments**

## Comparable Properties



**7 Jolie Vue Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,768,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** House

**Land Size:** 650 sqm approx



**204 Doncaster Rd BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 624 sqm approx



**29 Cumberland Av BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,581,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)

**Land Size:** 638 sqm approx